

Square 431 (Commercial Buildings)
Seventh and Eighth, D and E Streets, NW
Washington
District of Columbia

HABS No. DC-574

HABS
DC,
WASH,
574

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D. C. 20013-7127

HABS
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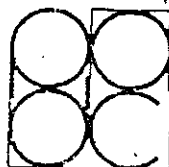
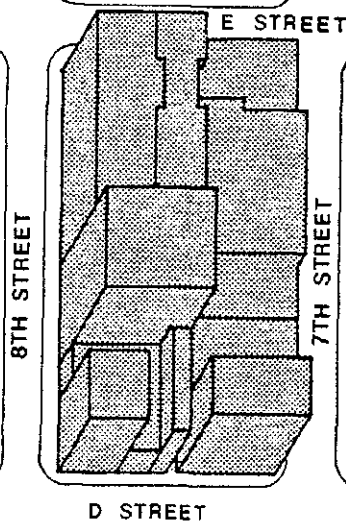
Historic Preservation Program

Tasks 3.1.4. & 3.4.4.

Square

BUILDING DOCUMENTATION

431



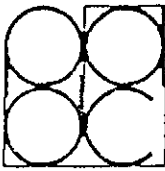
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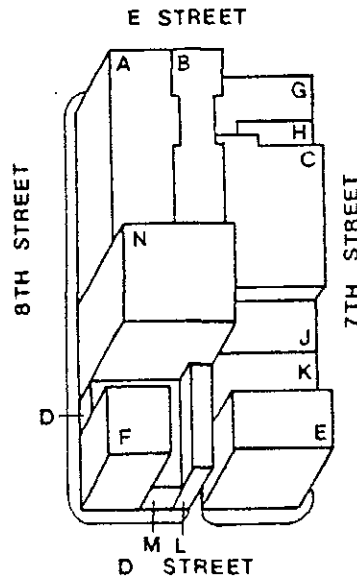
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A	Lansburgh's Department Store.....	HABS No. DC-355
B	Busch Building.....	HABS No. DC-575
C	Lansburgh's Department Store.....	HABS No. DC-576
D	Potomac Electric Power Company Substation....	HABS No. DC-577
E	Jenifer Building (F & W Grand).....	HABS No. DC-578
F	713 D Street (D.C. Souvenirs).....	HABS No. DC-579
G	S. S. Kresge & Co.....	HABS No. DC-580
H	432 Seventh Street (Bag Mart).....	HABS No. DC-581
I/J	414-416 Seventh Street (Lerner Shops/Bag Mart)	HABS No. DC-582
K	F. W. Woolworth Co.....	HABS No. DC-583
L	709 D Street (Union Hardware Decorator Center)	HABS No. DC-584
M	Union Hardware.....	HABS No. DC-585
N	Lansburgh's Storage Building.....	HABS No. DC-586



INTRODUCTION TO SQUARE 431

Bounded on the north and south by E and D Streets, respectively, and on the east and west by Seventh and Eighth Streets, Square 431 lies in the heart of Washington's historical commercial district. Its rectangular dimensions measure approximately 406 feet (north-south) by 214 feet (east-west).

To the east is Square 457, similar in composition to Square 431: densely built with moderate-sized commercial structures, many dating from before the turn of the century. Immediately to the north, across E Street, stands the Tariff Commission Building, a massive structure occupying the whole of Square 430. South of Square 431, the recently cleared area of Market Space provides a commanding view of the National Archives across Pennsylvania Avenue.

The Square's significance to L'Enfant's 1792 Washington Plan lies in its adjacency to Eighth Street, which was to serve as a major north-south axis linking a proposed national church to the Potomac River axis. As the city grew, Square 431 became part of the commercial center of Washington. It stood close to Center Market, the large produce center on the southwest corner of Pennsylvania Avenue and Sixth Street.

The 400 block of Seventh Street, in particular, became a hub of activity, populated on both sides by a variety of merchants and professionals: lawyers, physicians, photographers, publishers, art stores, jewelers and clothiers (Directories, 1875-1906). In the early 1900s the tenancy on the western side of the street shifted from professional offices to clothing and variety stores. This is exemplified by the emergence of such establishments as Woolworth's, Lansburgh's and Kresge's.

The shorter expanses along D and E Streets reflect similar trends. A concentration of clothing stores and restaurants in the early twentieth century replaced the law and real estate offices of earlier years. Eighth Street, on the other hand, had different characteristics. Here, smaller concerns, including carriage dealers and livery stables, populated the area and established a tradition of service functions.

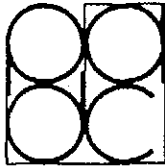
Contemporary plat maps of the square document this historic development. The earliest map shows a fairly symmetrical division of lots along all four streets, and the early subdivision of lots in the northeast quadrant (Bastert and Enthoffer, 1872). The 1892

map reveals further subdivisions along Seventh Street, particularly in the southern corner and also on D Street (Hopkins, 1892). By 1919 the configuration of lots had emerged which remains unchanged to the present. Seventh Street, the most densely built street, contained several structures of note, all of which remain today. Kresge's store occupied the northeast corner and on the southeast one was the Jenifer Building, later the home of the F. & W. Grand Five and Dime. Between them stood McCrory's, Woolworth's, the initial core of Lansburgh's complex of buildings and several smaller retail enterprises. Eighth Street consisted of a smaller number of larger lots, housing a power plant and, in the north of the block, more of the Lansburgh's complex. Covering two full lots, the 1924 Lansburgh building was connected to the buildings on Seventh Street, thus severing the north end of an alley which had bisected the square. The Busch Building, also part of the Lansburgh's complex, occupied Lots 804 and 805 in the northwest corner of E Street (Baist, 1919). The abundance of variety and department stores on the square was further enhanced in later years by the expansion of Kann's Department Store into 715-719 D Street.

Today, though all of these major buildings remain, many of them are unoccupied or underutilized. Lansburgh's Department Store closed its doors in 1973. The Jenifer Building is vacant. The Woolworth's and McCrory's structures on Seventh Street have been subdivided and are now owned and operated by other concerns. Of all the Five and Dime stores which once lined Seventh Street, only Kresge's remains active. Similarly, the Kann's Building on D Street presently houses a souvenir shop, while the Pepco power plant and the tall Lansburgh's warehouse stand empty on Eighth Street.

Seventh Street, despite its vacancies, carries on a prosperous business. Once among the city's busiest shopping areas, its character has changed little since the early 1900s. The long, somewhat planar facade presented by the western side of Seventh Street acts in part as a foil for the livelier, more elaborate nineteenth century facades across the street.

For the most part, the square's variety of architectural styles and massings presents diverse but fairly well-integrated streetscapes, and is testimony to Washington's early commercial development.



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BUILDING PERMIT
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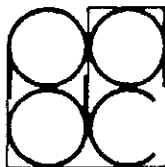
SEVENTH STREET: BETWEEN D AND E STREETS:

400-404 Jenifer Building (431-E):

- .5/29/1900, #1745: Permission to build a six-story brick and stone building with basement, 56 feet by 98 feet by 75 feet. Flat slag roof, concrete foundations. Architect: James G. Hill; Builder: James L. Parsons, Jr.
- .4/13/1907, #3199: To remove curtain plastered wood partitions from sixth story.
- .8/1/1911, #618: To replace present show windows with new ones, size 3 feet x 6 feet. Architect: M.S. Simms; Contractor: James A. Dorick. Cost: \$2,250.
- .4/14/1926, #8549: Permit to cut stairway from basement to first floor. Contractor: Victor Esenstad. Cost: \$200.
- .5/3/1928, #8123-1/2: Remove a non-bearing 9 inch brick wall and remove present terrazzo and wood floor. Also to remove metal ceiling on first floor. Architect: Upman & Adams; Contractor: Kaladne & Cladny.
- .11/21/1928, #119144: To build a dumbwaiter shaft. Architect: Upman & Adams; Contractor: Kaladne & Cladny. Cost: \$200.

406-410 Commercial Building (431-K):

- .2/7/1917, #3595: To erect a three-story brick store 70 feet by 100 feet by 47 feet. Builder: James L. Parsons, Jr. Cost: \$61,950.
- .3/6/1917, #4068: To construct vault and five show windows projecting 5 feet 8 inches beyond building line. Depth of vault: 68 feet 0 inches in west side. Contractor: James L. Parsons, Jr.
- .6/29/1917, #5563: To install one electric freight elevator. Cost: \$1,800.
- .3/11/1919, #2444: To repair kitchen, install partitions, construct terra-cotta floor. To install new window 6 feet by 3 feet in rear wall and move rear stairs to south wall. Builder: James L. Parsons, Jr.
- .1/16/1948, #258297: Steam clean outside masonry walls.

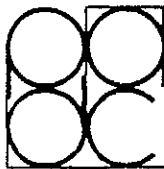


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- 414-416 Commercial Building (431-I/J):
- .2/23/1912, #3684: Replace ceiling roof with a temporary roof 2 feet by 12 feet, 16 inches on centers. Construct temporary partitions, remove party wall and rebuild same. Cost: \$1,000.
 - .3/12/1912, #3960: To replace work destroyed by fire. To excavate for one additional foot of cellar, install plumbing, etc.
 - .2/21/1920, #4378: Numerous alterations including: removal of existing alley connecting 416 Seventh Street to 418 Eighth Street, construction of 8 inch brick wall in rear of building, install rest-room, stairway, supply room and kitchen. Architect: William M. Simpson; Contractor: R.K. Fergenson. Cost: \$6,000.
 - .12/16/1930, #138648: To install one class "D" refrigeration system. Contractor: J. . Mackessey; Refrigeration Contractor: Southern Dairies, Inc. Cost: \$100.
 - .9/25/1935, #184,785: Remove present show windows and build new same. Move parts of brick wall and replace same with steel reinforced new walls. Install steel beams, and build tile basement partitions and concrete slab over all. Designer: Robert C. Zissler; Contractor: Cladny Construction Company.
 - .7/2/1936, #193,000: Take down existing show windows piece by piece: size 52 feet 3 inches by 15 feet 0 inches. Contractor: Lerner Stores Corp.; Foreman in charge: McCloskey.
 - .7/21/1936, #192,574: Alter show windows, build new stairway, install plumbing. Designer: Elias Loth Child Co., Inc.; Contractor: Fall & Franbal, Inc. Cost: \$7,000.
 - .8/5/1936, #194077: To erect one sign: 4 feet by 10 feet, flat against building line wall.
- 418-430 Lansburgh's (431-C):
- .5/22/1886, #2138: To put in a new storefront with two show windows projecting 2 feet 8 inches at 426 Seventh Street. Mechanic: George W. Corbett.
 - .7/18/1887, #137: To extend projection of show window at 428 Seventh Street. Cost: \$350.
 - .5/22/1888, #2077: To build one brick building, 27 feet 3-1/2 inches by 30 feet by 45 feet, at 430 Seventh Street. Architect: Cooper; Builder: C.V. Trott. Cost: \$10,000.



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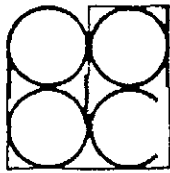
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- .6/23/1892, #2797: To rebuild storefront and to make general repairs at 420 Seventh Street. Mechanic: W.R. Coon. Cost: \$300.
- .1/20/1905, #1474: Cover one existing light well 6 feet 6 inches by 18 feet 0 inches using 2 foot by 12 foot VA joists - 16 inches o.c., at 426 Seventh Street.
- .7/23/1907, #282: To install new parts for old passenger elevator at 420-426 Seventh Street. Contractor: Otis Elevator Co.
- .6/24/1912, #6148: To remove party walls between 428 and 430 Seventh Street, thus adding the premises at 430 Seventh Street to 420-428 Seventh Street. New steel construction will be installed for support of existing floor construction. New show windows contemplated; new elevator constructed. Building just added will be renovated. Architect: Oscar G. Vogt.
- .2/11/1914, #3310: Remove present brick wall of fourth story between 424 and 426 Seventh Street, and install fireproof columns and girders for support of approximately six feet of brickwork. New metal ceilings. Cost: \$3,800.
- .1/8/1915, #2770: To erect storm windows and doors at 420 Seventh Street.
- .4/15/1916, #4411: To install an electric motor.
- .8/16/1916, #899: To remove curtain brick walls and substitute columns and girders, construct a fireproof stairway, build ramps and steps and make other minor changes at 420-428 Seventh Street. Architect: Milburne & Heister; Contractor: James L. Par. Cost: \$15,000.
- .4/2/1919, #2826: To remodel storefront, lay a new tile floor and make minor repairs at 418 Seventh Street. Architect: Charles H. Seynion; Contractor: George A. Dugman, Co.
- .5/1/1920, #6098: To cut an opening in south wall of store in the second floor, equip with fire doors, to communicate with the second floor of 418 Seventh Street and likewise on the third floor. Architect: Lansburgh & Bro.; Contractor: James L. Parsons, Jr. Cost: \$500.
- .4/6/1921, #6263: To close the center entrance on Seventh Street and fill in with show windows. Contractor: James L. Parsons, Jr. Cost: \$1,000.



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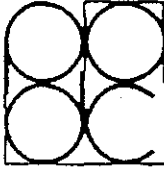
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- .6/3/1924, #10511: To erect one steel support on present building, to take down 10,000-gallon gravity sprinkler tank. Architect: Milburne & Heister Co.; Builder: James L. Parsond, Jr.
- .6/17/1924, #11086: To move present projecting show windows and erect new ones flush with building line. Construct new entrance with marquise. Architect: Milburne & Heister Co.; Builder: Parsons & Hyman, Inc. Cost: \$20,000.
- .10/31/1924, #4336: To remove old storefront at 418 Seventh Street and move present stud and plaster partition. Move present stairs and close up opening to match present construction. Architect: E. Goldberg. Cost: \$500.
- .11/1/1924, #4397: To remove old storefront at 418 Seventh Street and build new one of copper frame, plate glass and marble base. Cost: \$2,000.
- .12/2/1930, #138266: To construct three concrete slabs in a 10' x 42' area. Architect: Albert Small; Contractor: James L. Parsons, Jr. Cost: \$1,500.
- .2/7/1931, #139722: To remove glass sign at 418 Seventh Street and replace with 27 gage metal one-inch channels. Cost: \$80.
- .3/4/1934, #169,530: To remodel existing show windows and make minor repairs. Contractor: Christiansen Engineering Co.; Architect: Melville Realty Co., Inc.
- .1/12/1940, #299,218: To extend show windows back into building. Cover base of windows with glass. Contractor: Schelling, Busch Co. Cost: \$3,500.
- .1/17/1940, #229,322: To install a structural member to receive air conditioning equipment. Contractor: General Electric Co. Cost: \$1,000.
- .1/19/1940, #229377: To install on the fourth, fifth and sixth floors and roof reinforced concrete slabs between Busch Building and main Eighth Street building.
- .4/25/1940, #231,699: To project stone facing three inches beyond building line. To repair storefront.
- .1/7/1941, #240081: To construct a fourth story on the north and south portions of Seventh Street. Architect: B. E. Freund.



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.7/8/1941, #245384: To construct a scaffolding and temporary hoist.

.11/22/1944, #274,942: To install a manhole over fuel oil tanks to give access to inside of tanks. Contractor: J. E. Hurley. Cost: \$75.

.1/24/1945, #275661: To install fire doors and incinerator room and build 8' x 10' room in enclosed areaway between Busch building and main store. Cost: \$400.

.6/20/1946, #286,467: To install a lintel. Architects: DeYoung, Moscovitz & Rosenberg.

.6/8/1948, #307714: To make various alterations. Architects: DeYoung, Moscovitz & Rosenberg. Contractor: James L. Parsons, Jr. Cost: \$50,000.

432

Commercial Building (431-H):

.10/10/1908, #1439: Remove present show windows and build new ones. Add a four foot platform in back of building. Brick up one opening inside wall. Architect: A. B. Mullett & Co. Cost: \$400.

.11/3/1915, #2139: To put in three windows on the north wall, 2 ft. x 3 ft., and make minor repairs. Contractor: Robert C. Shields. Cost: \$75.

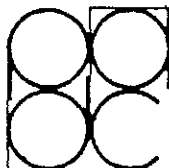
.2/8/1921, #4329: To enclose sidewalk with a tight board fence during building operation. Contractor: Lerner House Corp.

.9/5/1936, #195046: To alter show windows. No structural changes. Designer: Lloyd C. Mayers; Contractor: Ott Store Equipment Corp. Cost: \$800.

.6/10/1941, #244,494: To install a Class "D" refrigeration system. Contractor: Harrison; Plumbing Contractor: Gary Refrigeration; Machinery Contractor: The United Clay Products Co. Cost: \$1,500.

.8/11/1945, #279515: Remove concrete floor in basement, excavate about 2'6" and put in a new 4" concrete floor. Designer: M. Cladny; Contractor: Cladny Construction Co. Cost: \$1,000.

.8/11/1945, #279516: Remove present show windows and build new same. Architect: Samuel Fergensen; Contractor: Cladny Construction Co. Cost: \$3,000.



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.9/25/1945, #280305: Remove present wood joist in first floor and replace same with new joist "lolly" column. Replace with new beam. Contractor: M. Cladny Construction Co. Cost: \$500.

.10/25/1945, #280,297: Extend the present vault opening inside walk to curb. Architect: B. E. Freund; Contractor: M. Cladny Construction Co. Cost: \$200.

434-438 S. S. Kresge Building (431-G):

.6/19/1918, #3815: To erect one two-story brick store 100' x 57' x 34'6" with basement and five show windows, two vaults. Architect: A. B. Mullett Co.; Contractor: Frank L. Wagner.

.5/17/1934, #171399: To install a Class "D" refrigeration system. Contractor: J. C. Harding; Refrigeration Machinery Contractor: Conditioned Air Corp. Cost: \$5,000.

.6/15/1934, #172209: To install one freight elevator. Contractor: Otis Elevator Co. Cost: \$3,500.

.8/29/1934, #173,989: Make revisions to original plan; to add a 16" x 20" dumbwaiter from basement to first floor, add a ten-ton cooling unit to second floor, change walls around fixture unit in basement.

.9/1/1934, #174105: To install one Class "D" refrigeration system. Contractor: J. C. Harding Co.

D STREET: BETWEEN SEVENTH AND EIGHTH STREETS:

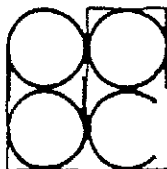
709 Commercial Building (431-L):

.2/26/1904, #1192: To build a four-story brick and stone dwelling, to be used as a restaurant on the first floor. Architect: I. Germuiller; Builder: W. F. Basin. Cost: \$8,500.

.2/17/1905, #1595: To cut one door opening 5'0" wide in party wall. Place over opening two six-inch steel beams. Mechanic: L. J. Grant & Co. Value of improvement: \$9. (Sic).

713-719 D Street/401 Eighth Street, Commercial Building (431-F):

.6/15/1904, #1957: Permission to erect one brick and wood warehouse, five stories, 64'4" x 75'0" x 68'6". Concrete foundation, flat slag roof. Architect: Glenn Brown; Builder: Richardson & Burgess, Inc. Cost \$20,500.



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.7/27/1904, #541: To remove present ice cream room from basement of store under Market Space and place same in first story of warehouse. To build partition 10' x 30', build ice box within said room, move motor for freezer, etc. Contractor: James L. Parsons. Cost: \$600.

.7/25/1934, #173164: To repair base of wood show windows. Designer/ Contractor: Sanitary Grocery Society. Cost: \$15.

EIGHTH STREET, BETWEEN D AND E STREETS:

405-409 Pepco Substation

.4/16/1903, #1592: To remove and then rebuild a party wall. Remove wood collars and girders and replace with iron columns and beams. General repairs, including the removal of present storefront. Mechanic: Samuel J. Prescott Co. Cost: \$3,000.

.11/28/1930, #138189: To construct a penthouse and install a ventilating duct. Cost: \$700.

.12/27/1934, #176769: To construct a penthouse over hatch roof of angle iron frame covered with galvanized iron. Cost: \$100.

413

Lansburgh Service Building

.6/30/1954, #A56376: To build one six-story brick and cinder block addition to store; also additional means of egress, relocate existing kitchen, etc. Cost: \$250,000.

.7/1/1954, #A62063: Install basins, sinks, water closets, downspouts drinking fountains and a sprinkler system. Cost: \$8,000.

.8/20/1954, #A58238: Install one passenger elevator. Contractor: Otis Elevator Co. Cost: \$34,000.

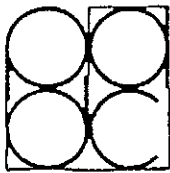
.8/20/1954, #A58239: Install one freight elevator. Contractor: Otis Elevator Co. Cost: \$40,000.

.3/18/1955, #A64125: To put up eight inch cinder block wall. Cut three openings in existing curtain wall, etc. Cost: \$1,000.

415-423

Lansburgh Bros. Department Store:

.5/20/1916, #5084: To erect one six-story brick department store, plus a basement level. Terra cotta front, 102' x 114'. Architect: Milburne & Heister & Co. Cost: \$275,000.



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BUILDING PERMIT
SUMMARY

- .7/27/1923, #797: To change the Eighth Street entrance and section of show windows, and to take down rear wall of the three story building on Lot 802; general repairs. Architect: Milburne & Heister & Co.; Contractors: Parsons & Hyman, Inc. Cost: \$7,500.
- .3/16/1930, #4118: To shore up and board up the rear of the Seventh Street building in preparation for the removal of the brick walls. Also underpin. Builder: James L. Parsons.
- .8/11/1931, #145664: Cut openings in wall and build a bridge at the sixth floor. Contractor: James L. Parsons, Jr. Cost: \$2,500.
- .5/27/1937, #202970: To construct supports for air conditioning equipment on the roof and in penthouse. Erect cinder block partitions. Architect: Charles S. Leopold (of Philadelphia); Contractor: Hudson Air Conditioning Co. Cost: \$300.
- .4/18/1941, #242626: To build one six-story brick, concrete and steel addition to store, 25'6" x 94'4" x 90'. Architect: Clifton B. White; Contractor: James L. Parsons, Jr. Cost: \$150,000.
- .4/28/1941, #242,952: To take down brick building piece by piece, 25' x 40' x 30'. Contractor: Hechinger Engineering Corp.
- .5/27/1941, #244040: To increase depth of building by ten feet and redesign building in reinforced concrete instead of structural steel as covered by original permit #242626.
- .10/29/1941, #248796: To install three electric passenger elevators. Cost: \$54,000.
- .11/26/1952, #A37986: To build one four-story steel, frame and masonry addition to store. Cost: \$55,000.
- .12/15/1952, #A44289: To install thirteen basins, fourteen water closets and four urinals. Cost: \$10,000.

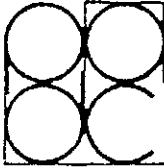
E STREET: BETWEEN SEVENTH AND EIGHTH STREETS:

710

Busch Building

.9/11/1890, #601: Original permit to erect building. Architect: Paul Schultz.

.3/28/1913, #4544: To install one passenger elevator, 5'4" x 5'7". Fireproof penthouse to be erected. Contractor: Otis Elevator Co. Cost: \$3,200.



PENNSYLVANIA
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WASHINGTON, DC 20004

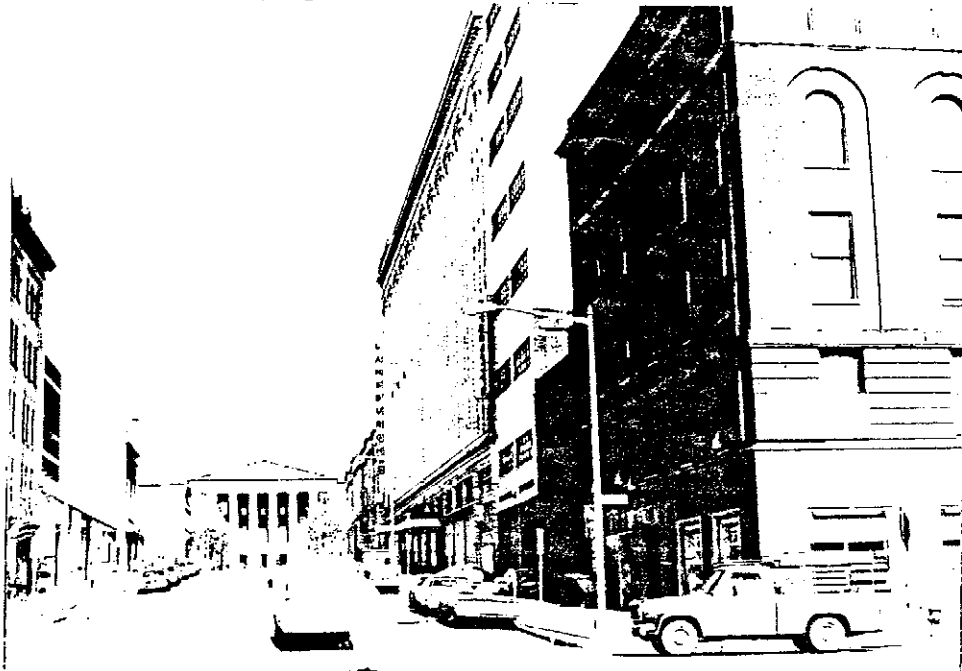
GENERAL CONSULTANTS

ANDERSON NOTTER/MARIANI
GENERAL PRESERVATION & CONSERVATION CONSULTANT
DEVROUX & PURNELL
ASSOCIATE ARCHITECTS
DAVID McLAREN HART & ASSOCIATES
PRESERVATION & CONSERVATION CONSULTANT
MONK DUNSTONE ASSOCIATES
COST ESTIMATING CONSULTANT

HISTORIC PRESERVATION PROGRAM

BUILDING PERMIT
SUMMARY

- .12/17/1921, #4529: To make repairs and alterations and new connecting bridges. Architect: M. S. Rich; Contractor: Frank L. Wagner. Cost: \$15,000.
- .3/4/1922, #5875: To fireproof the stair by enclosing walls, fire-doors and concrete slabs. Contractor: Frank L. Wagner. Cost: \$1,500.
- .6/19/1922, #10262: To build one bridge across alley. Builder: Frank L. Wagner. Cost: \$2,000.
- .6/14/1926, #10950: To set back into center tower of Busch Building the steps now projecting 11 ft. 1.5 inches beyond building line. To build show windows on either side flush with tower. Contractor: James L. Parsons, Jr.
- .6/6/1937, #203441: To remove curtain brick walls and replace with structural steel, and make other minor repairs. Builder: James L. Parsons, Jr. Cost: \$18,000.



SOUTHWEST CORNER OF SQUARE 431, LOOKING NORTH ON EIGHTH STREET



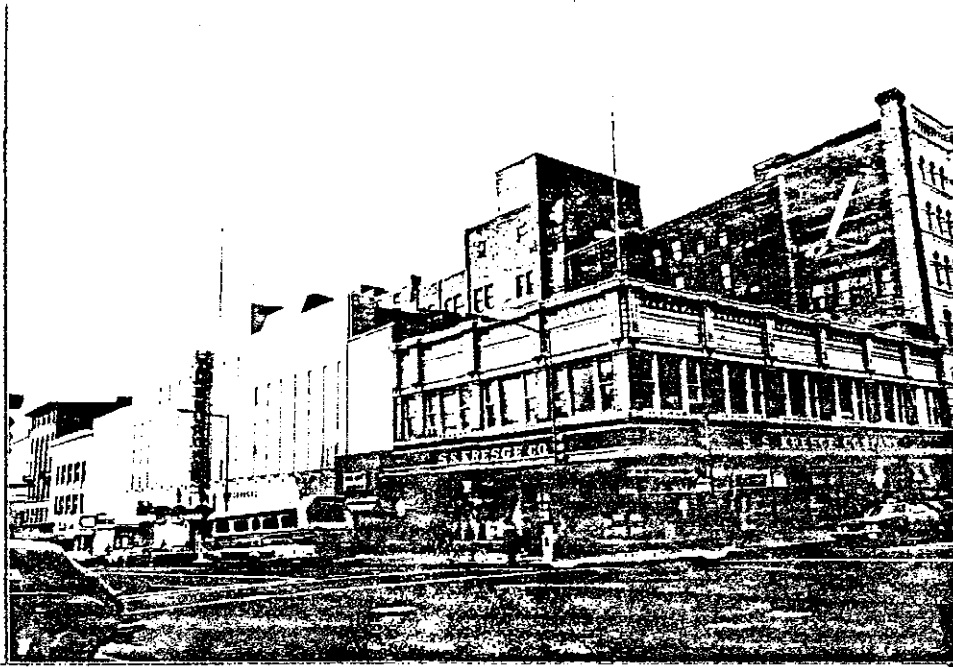
SOUTHWEST CORNER OF SQUARE 431, LOOKING EAST ON D STREET



SOUTHEAST CORNER OF SQUARE 431, LOOKING WEST ON D STREET



SOUTHEAST CORNER OF SQUARE 431, LOOKING NORTH ON SEVENTH STREET



NORTHEAST CORNER OF SQUARE 431, LOOKING SOUTH ON SEVENTH STREET



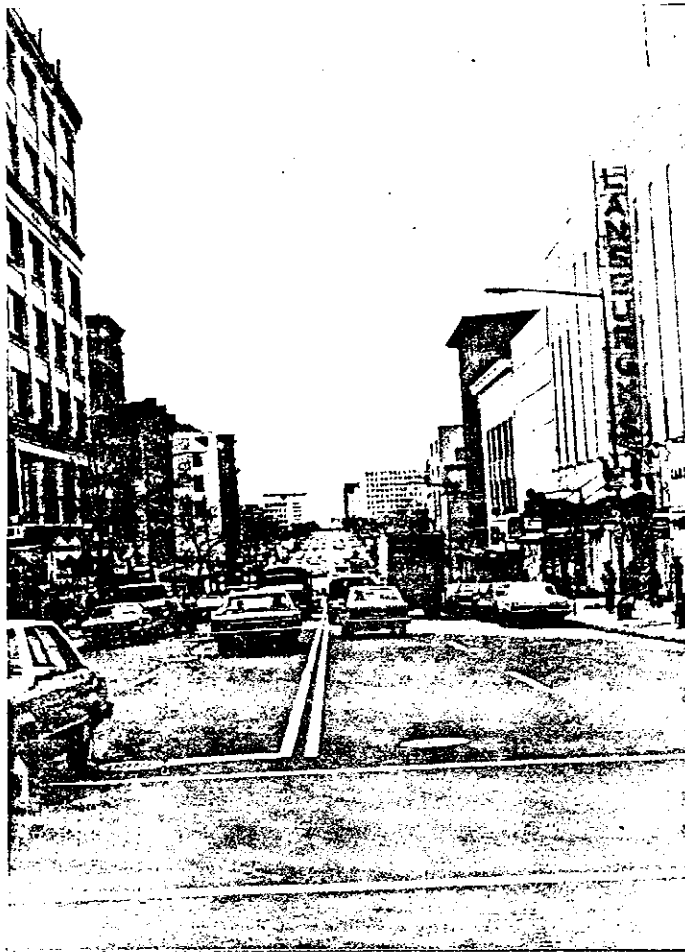
NORTHEAST CORNER OF SQUARE 431, LOOKING WEST ON E STREET



NORTHWEST CORNER OF SQUARE 431, LOOKING SOUTH ON EIGHTH STREET



NORTHWEST CORNER OF SQUARE 431, LOOKING EAST ON E STREET



SEVENTH STREET AXIS, VIEW SOUTH



EIGHTH STREET AXIS, VIEW NORTH FROM D STREET

SUMMARY OF PAST LAND USES AND TENANTS FOR EACH LOT

Introduction to Square 431

Bounded on the north and south by E and D Streets, and on the east and west by Eighth and Seventh Streets, Square 431 lies in the heart of Washington's historic district. It measures approximately 406 feet (north-south) by 216 feet (east-west).

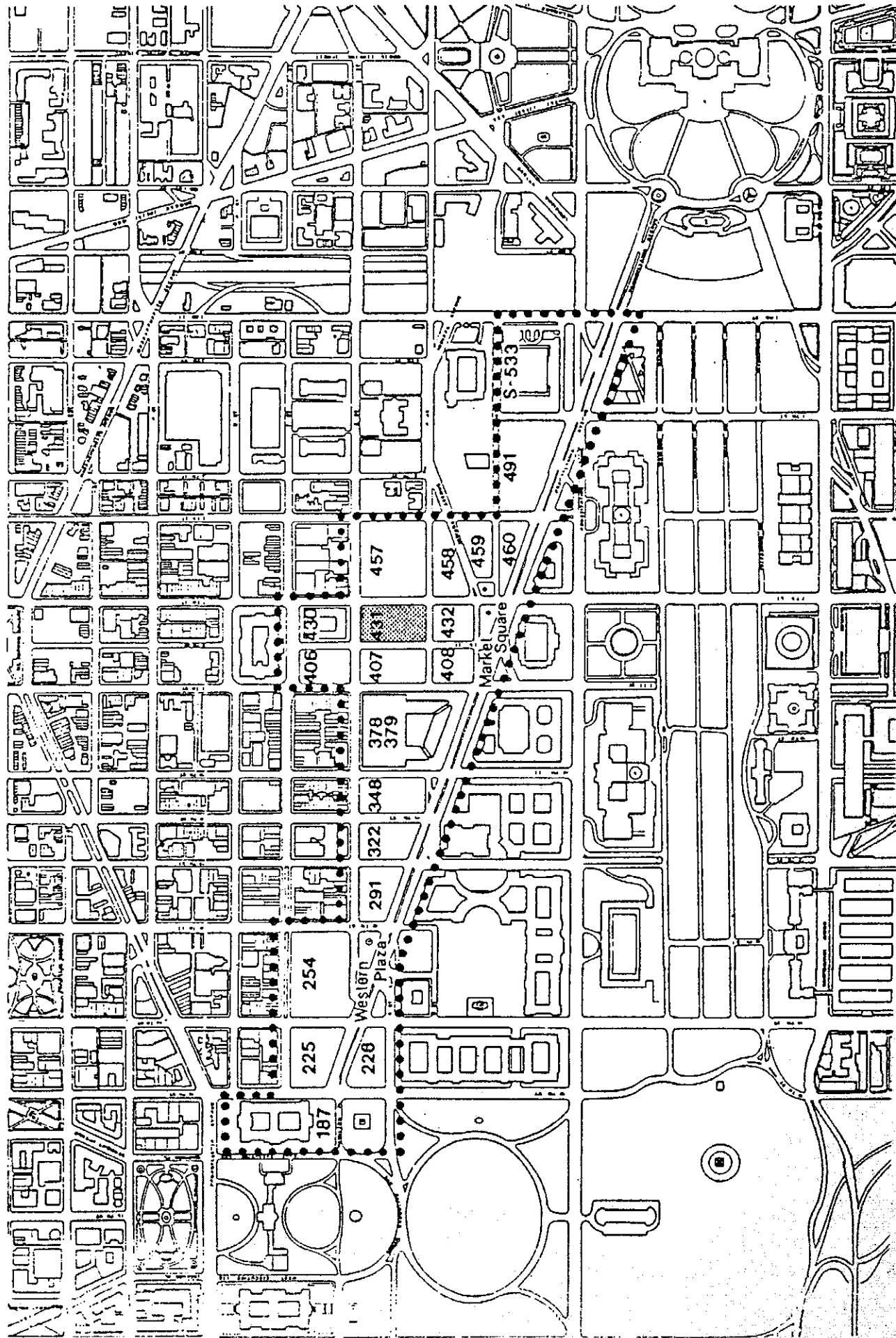
Early historic trands ascertain Square 431's inclusion in Washington's commercial center. Seventh Street was initially populated by a variety of merchants and professionals, but in the early 1900s Woolworth's, Lansburgh's and Kresge's variety stores were established on the street. On O and E Streets clothing stores and restaurants replaced the traditional law and real estate offices. Eighth Street was characterized by carriage dealers and livery stables, establishing a tradition fo service functions which presently continues.

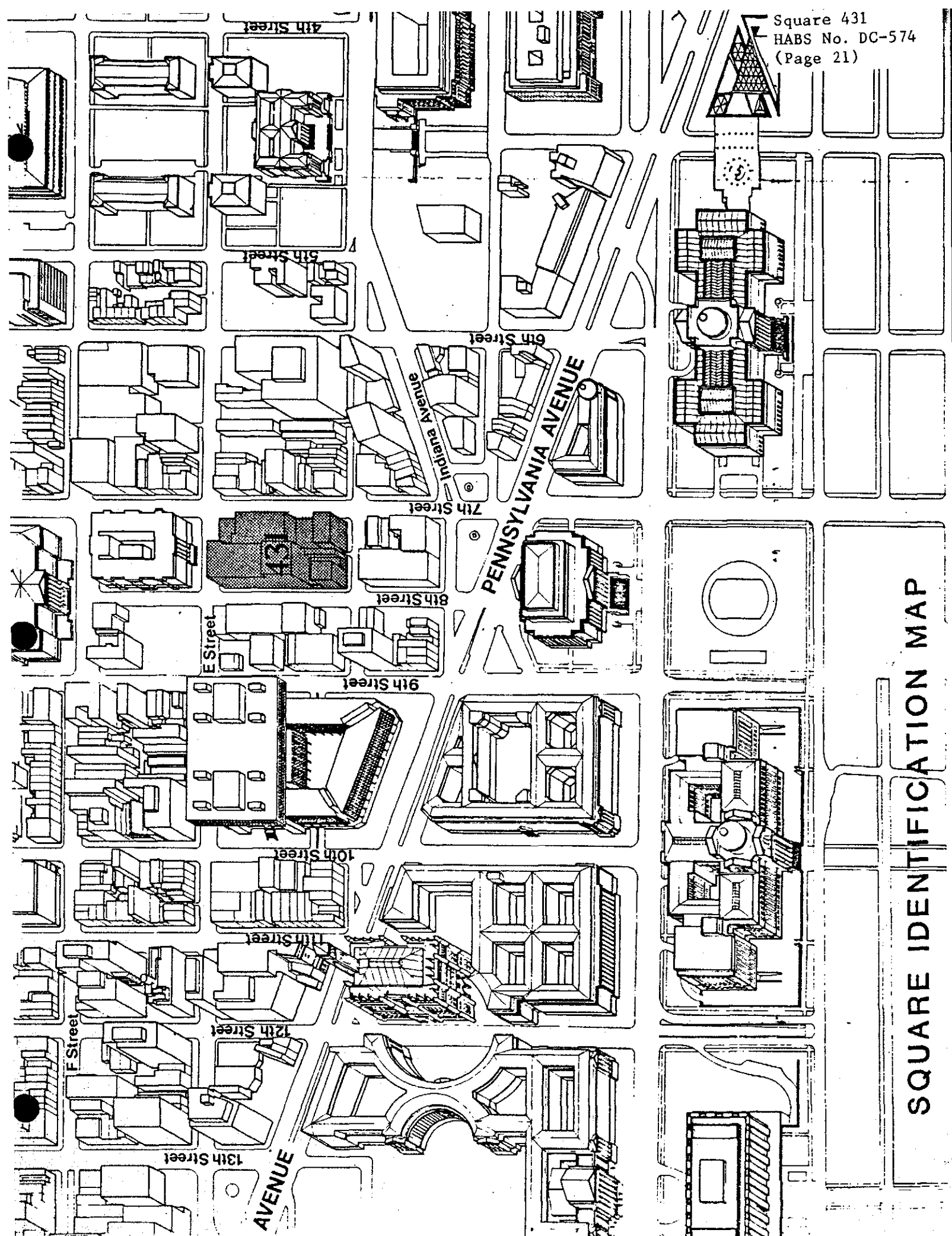
Contemporary plat maps of the square trace this historic development. The earliest maps reveal a fairly symmetrical division of lots along all four streets, with the emergence of a subdivision in the northeast quadrant (Bastert, 1982). The 1892 Hopkins map shows further subdivisions along Seventh Street and on O Street. By 1919 a configuration of lots had emerged which remains unchanged to the present. Several noteworthy structures include Kresge's store and the Jenifer Building (once the home of the F & W Grand Five and Dime). Between them stood McCrory's and Woolworth's. The large Lansburgh Department Store complex occupied several lots on Seventh and Eighth Streets, and included the Busch Building on Lots 804 and BD5 on E Street. The expansion of Kann's Oepartment Store on O Street enhanced the abundance and variety of department stores on the Square.

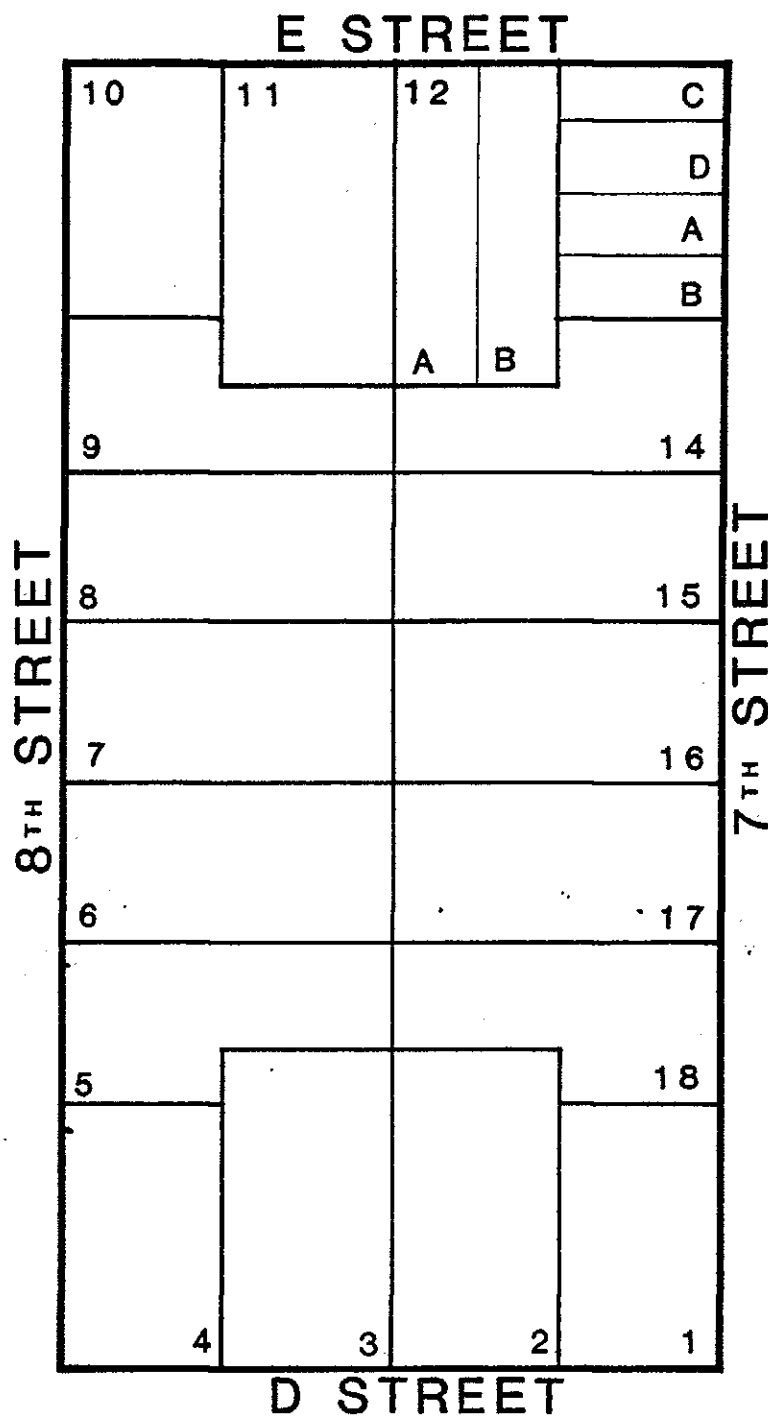
Although all of these major structures remain today, many of them are unoccupied or underutilized. Kresge's remains active on Seventh Street. The Jenifer Building is vacant. Lansburgh Oepartment Store closed its doors in 1973. Woolworth's and McCrory's structures have been subdivided and are owned by other concerns. Similarly, the Kann's building on O Street houses a souvenir shop, while a PEPCO power plant stands empty on Eighth Street.

For the most part, the square's diversity of architectural styles and massings presents varied though well-integrated streetscapes, and is an affirmation of Washington's commercial growth.

Square Identification Plan

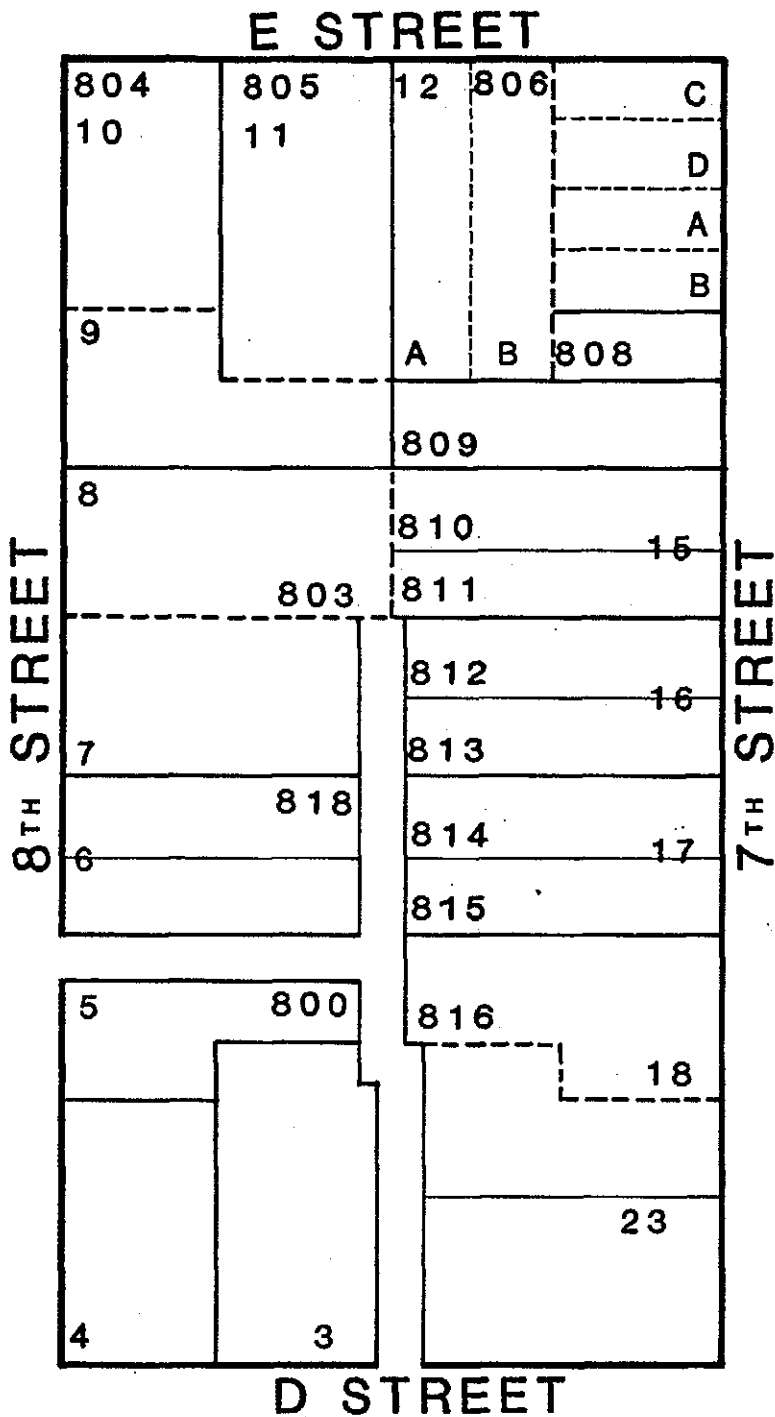




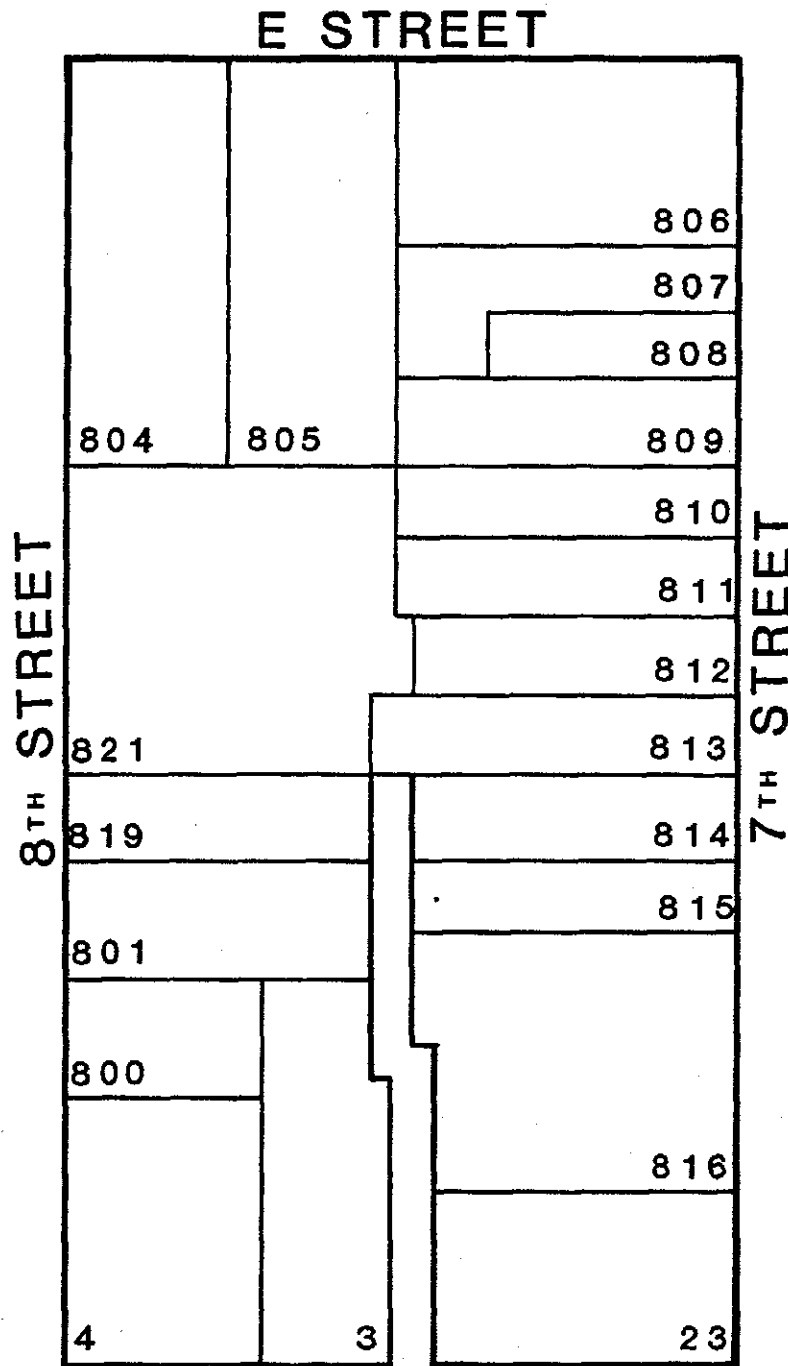


SQUARE 431

BASTERT 1872 PLAT MAP



SQUARE 431
BAIST 1919 PLAT MAP



SQUARE 431
PADC 1974 PROPERTY MAP

CHRONOLOGICAL LIST OF PUBLIC DOCUMENTS

1792	(October 5) Washington first platted
1813	First TAX ASSESSMENT record
1819	Tax Assessment
1822	First CITY DIRECTORY
1824	Tax Assessment
1829	Tax Assessment
1834	City Directory
1839	Tax Assessment
1840	Tax Assessment
1843	City Directory
1844	Tax Assessment
1846	City Directory
1850	City Directory
1853	City Directory
1855	City Directory - first time house numbers were used as part of addresses
1858	First MAP of DC - Baschke
1858	City Directory
1859	Tax Assessment
1862	City Directory - Directories published annually hereafter
1864	Tax Assessment
1869-1871	Tax Assessment
1870	New street numbering system instituted; many early addresses in PADC site changed
1872	Plat Map (Bastert)
1878	First recorded building permit
1878-1879	Tax Assessment
1883-1884	Tax Assessment
1887	Plat Map (Hopkins)
1892	Plat Map (Hopkins)
1893-1894	Tax Assessment
1899-1900	Tax Assessment
1903	Plat Map (Baist)
1919	Plat Map (Baist)
1920	Plat Map (Baist)
1923	Plat Map (Baist)
1924	Plat Map (Baist)
1939	Plat Map (Baist)
1948	Plat Map (Baist)
1957	Plat Map (Baist)

SOURCES

Baist Real Estate Atlas
Bastert and Enthoffer Plat Maps
Boyd's City Directories
District of Columbia Building Permits
District of Columbia General Assessment Records
District of Columbia Recorder of Deeds
District of Columbia Surveyor's Office Records
District of Columbia Tax Records
Hopkins Real Estate Atlas
Polk's City Directories
Property Map for Downtown Urban Renewal Area for District of Columbia Redevelopment Land Agency
Sanborn Insurance Map